

## Annual Urban Renewal Report, Fiscal Year 2013 - 2014

### Levy Authority Summary

Local Government Name: SHELL ROCK  
Local Government Number: 12G102

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
SHELL ROCK URBAN RENEWAL	12010	4

**TIF Debt Outstanding:** 893,212

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	124,071	115,492	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	105,539
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	54,850
<b>Total Revenue:</b>	<b>160,389</b>

Rebate Expenditures:	52,736
Non-Rebate Expenditures:	125,793
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>178,529</b>

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	105,931	68,197	Amount of 06-30-2014 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 608,752

## Urban Renewal Area Data Collection

Local Government Name: SHELL ROCK (12G102)  
 Urban Renewal Area: SHELL ROCK URBAN RENEWAL  
 UR Area Number: 12010

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SHELL ROCK CITY/WAVERLY-SHELL ROCK SCH/UR TIF 1 INCREM	12113	12114	2,140,289
SH CITY AG/W-SR SCH/WTADD/UR TIF 2 INCREM	12127	12128	2,888
SH CITY AG/W-SR SCH/IPADD/UR TIF 3 INCREM	12129	12130	0
SHELL ROCK CITY /W-SR SCH/IPADD/UR TIF 3 INCREM	12133	12134	1,168,394

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	36,126	4,066,334	1,168,394	0	0	-7,408	5,263,446	0	5,263,446
Taxable	21,652	2,147,697	1,168,394	0	0	-7,408	3,330,335	0	3,330,335
Homestead Credits									21

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** **124,071** **115,492** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 105,539  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 54,850  
**Total Revenue: 160,389**

Rebate Expenditures: 52,736  
 Non-Rebate Expenditures: 125,793  
 Returned to County Treasurer: 0  
**Total Expenditures: 178,529**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** **105,931** **68,197** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For SHELL ROCK URBAN RENEWAL

### Willow Tree Addition

Description:	Subdivision/Housing Infrastructure
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### Wosepka Addition

Description:	Subdivision/Housing Infrastructure
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### Waverly Health Addition

Description:	Economic Development/Infrastructure
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For SHELL ROCK URBAN RENEWAL

**270,000**

Debt/Obligation Type:	Rebates
Principal:	270,000
Interest:	0
Total:	270,000
Annual Appropriation?:	Yes
Date Incurred:	05/13/2010
FY of Last Payment:	2024

**69,000**

Debt/Obligation Type:	Rebates
Principal:	69,000
Interest:	0
Total:	69,000
Annual Appropriation?:	Yes
Date Incurred:	07/04/2002
FY of Last Payment:	2015

**191,812.55**

Debt/Obligation Type:	Rebates
Principal:	191,812
Interest:	0
Total:	191,812
Annual Appropriation?:	Yes
Date Incurred:	05/13/2010
FY of Last Payment:	2024

## Bonds Industrial Park 400,000

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	320,000
Interest:	42,400
Total:	362,400
Annual Appropriation?:	Yes
Date Incurred:	07/04/2010
FY of Last Payment:	2020

## Non-Rebates For SHELL ROCK URBAN RENEWAL

TIF Expenditure Amount:	5,978
Tied To Debt:	191,812.55
Tied To Project:	Waverly Health Addition
TIF Expenditure Amount:	54,850
Tied To Debt:	Bonds Industrial Park 400,000
Tied To Project:	Waverly Health Addition
TIF Expenditure Amount:	64,965
Tied To Debt:	270,000
Tied To Project:	Wosepka Addition

## Rebates For SHELL ROCK URBAN RENEWAL

### Wosepka Addition

TIF Expenditure Amount:	34,155
Rebate Paid To:	Crown Pointe Investments
Tied To Debt:	69,000
Tied To Project:	Wosepka Addition
Projected Final FY of Rebate:	2015

### Waverly Health Center

TIF Expenditure Amount:	18,581
Rebate Paid To:	Waverly Health Center
Tied To Debt:	191,812.55
Tied To Project:	Waverly Health Addition
Projected Final FY of Rebate:	2024

### TIF Taxing District Data Collection

Local Government Name: SHELL ROCK (12G102)  
 Urban Renewal Area: SHELL ROCK URBAN RENEWAL (12010)  
 TIF Taxing District Name: SHELL ROCK CITY/WAVERLY-SHELL ROCK SCH/UR TIF 1 INCREM  
 TIF Taxing District Inc. Number: 12114  
 TIF Taxing District Base Year: 2003  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2002

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,066,334	0	0	0	-7,408	4,058,926	0	4,058,926
Taxable	0	2,147,697	0	0	0	-7,408	2,140,289	0	2,140,289
Homestead Credits									21

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	11,716	2,140,289	2,140,289	0	0

FY 2014 TIF Revenue Received: 68,310

### TIF Taxing District Data Collection

Local Government Name: SHELL ROCK (12G102)  
 Urban Renewal Area: SHELL ROCK URBAN RENEWAL (12010)  
 TIF Taxing District Name: SH CITY AG/W-SR SCH/WTADD/UR TIF 2 INCREM  
 TIF Taxing District Inc. Number: 12128  
 TIF Taxing District Base Year: 2013  
 FY TIF Revenue First Received: 2013  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	36,126	0	0	0	0	0	36,126	0	36,126
Taxable	21,652	0	0	0	0	0	21,652	0	21,652
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	33,238	2,888	2,888	0	0

FY 2014 TIF Revenue Received: 66

### TIF Taxing District Data Collection

Local Government Name: SHELL ROCK (12G102)  
 Urban Renewal Area: SHELL ROCK URBAN RENEWAL (12010)  
 TIF Taxing District Name: SH CITY AG/W-SR SCH/IPADD/UR TIF 3 INCREM  
 TIF Taxing District Inc. Number: 12130  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2008

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	12,414	0	0	0	0

FY 2014 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: SHELL ROCK (12G102)  
 Urban Renewal Area: SHELL ROCK URBAN RENEWAL (12010)  
 TIF Taxing District Name: SHELL ROCK CITY /W-SR SCH/IPADD/UR TIF 3 INCREM  
 TIF Taxing District Inc. Number: 12134  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2014  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,168,394	0	0	0	1,168,394	0	1,168,394
Taxable	0	0	1,168,394	0	0	0	1,168,394	0	1,168,394
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	1,168,394	1,168,394	0	0

FY 2014 TIF Revenue Received: 37,163